











# **The District of Columbia Zoning Map User Guide**

**December 1, 2009**

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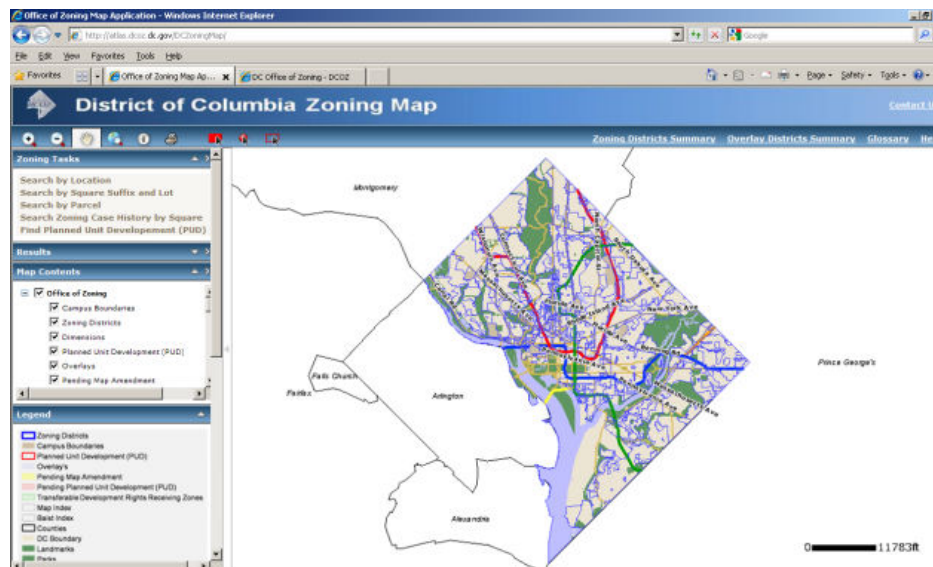
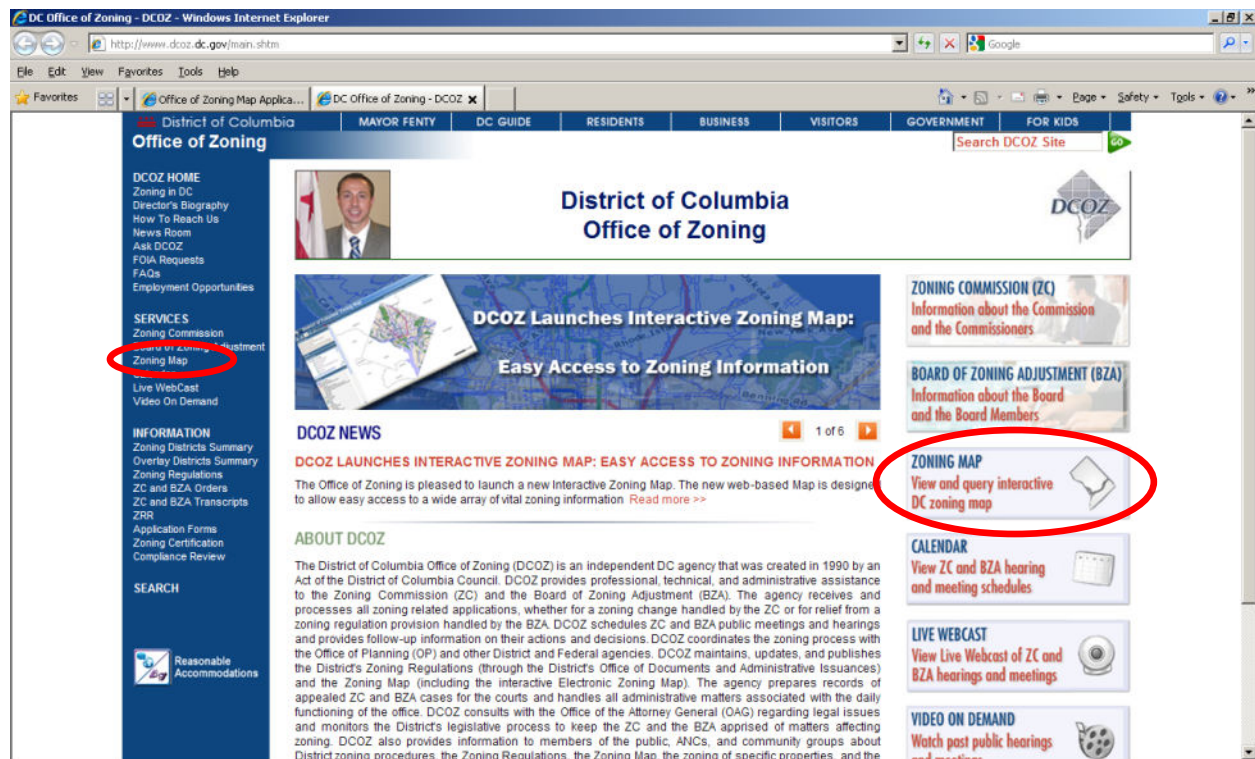
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## Introduction

The DC Zoning Map is designed to display and query data that is applicable to zoning in the District of Columbia. The tool interface is a GIS client that requires no software on your machine other than a web browser.

## Launching the DC Zoning Map

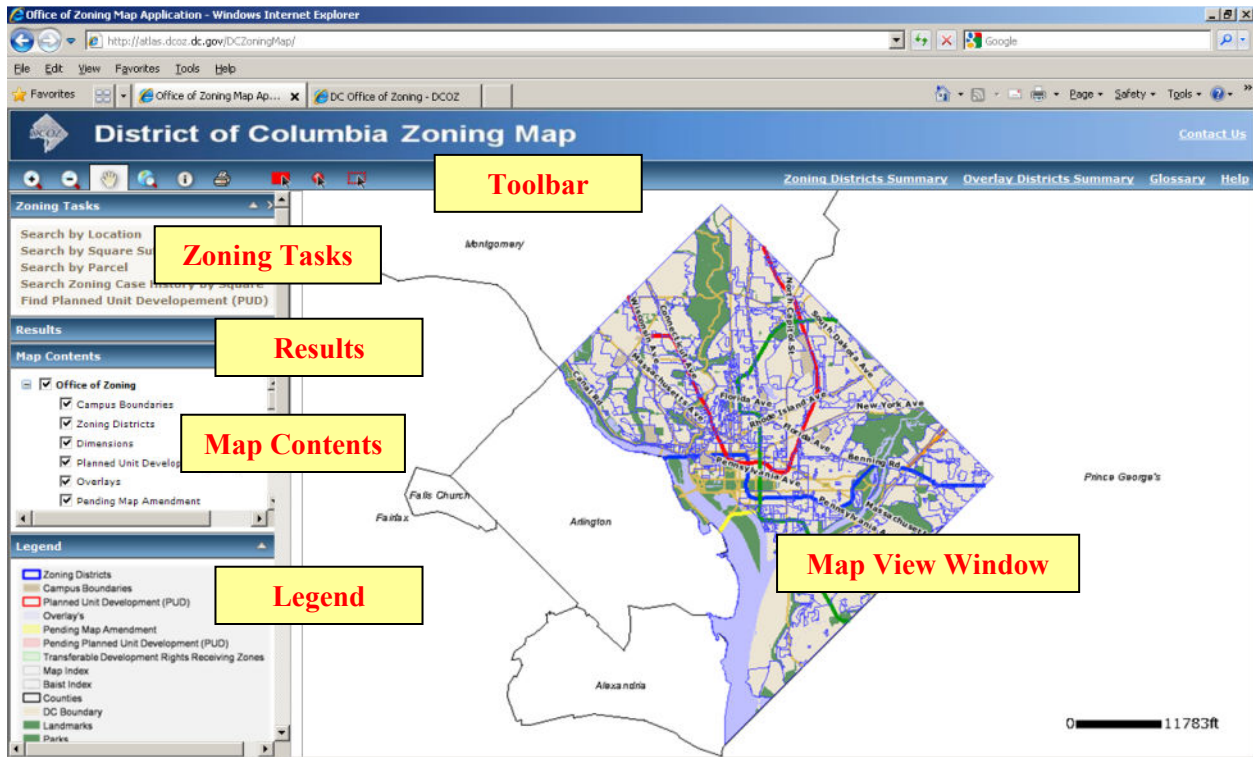
The DC Zoning Map operates through a web browser; therefore, linking to it is as simple as pointing your browser to the DCOZ website ([www.dcoz.dc.gov](http://www.dcoz.dc.gov)). At the main page, navigate to the map icon.





## Using the DC Zoning Map

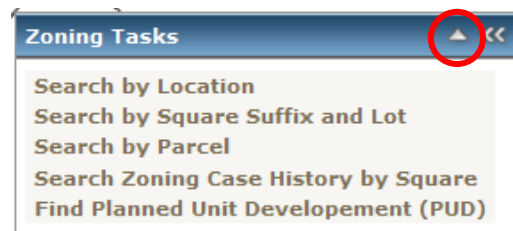
The Zoning Map is designed to be intuitive and easy to use in a web browser interface. In the browser window, the map consists of several components. To navigate the Zoning Map, users should be familiar with how each component works. These components include:



- Map View Window
- Map Contents
- Overview
- Results
- Toolbar
- Zoning Tasks



The Zoning Tasks, Results, Map Contents, Legend, and Overview components may be expanded, contracted, or moved for ease of use.

To contract or expand one of the windows, simply click on the  or  buttons in the upper right-hand corner of the window.

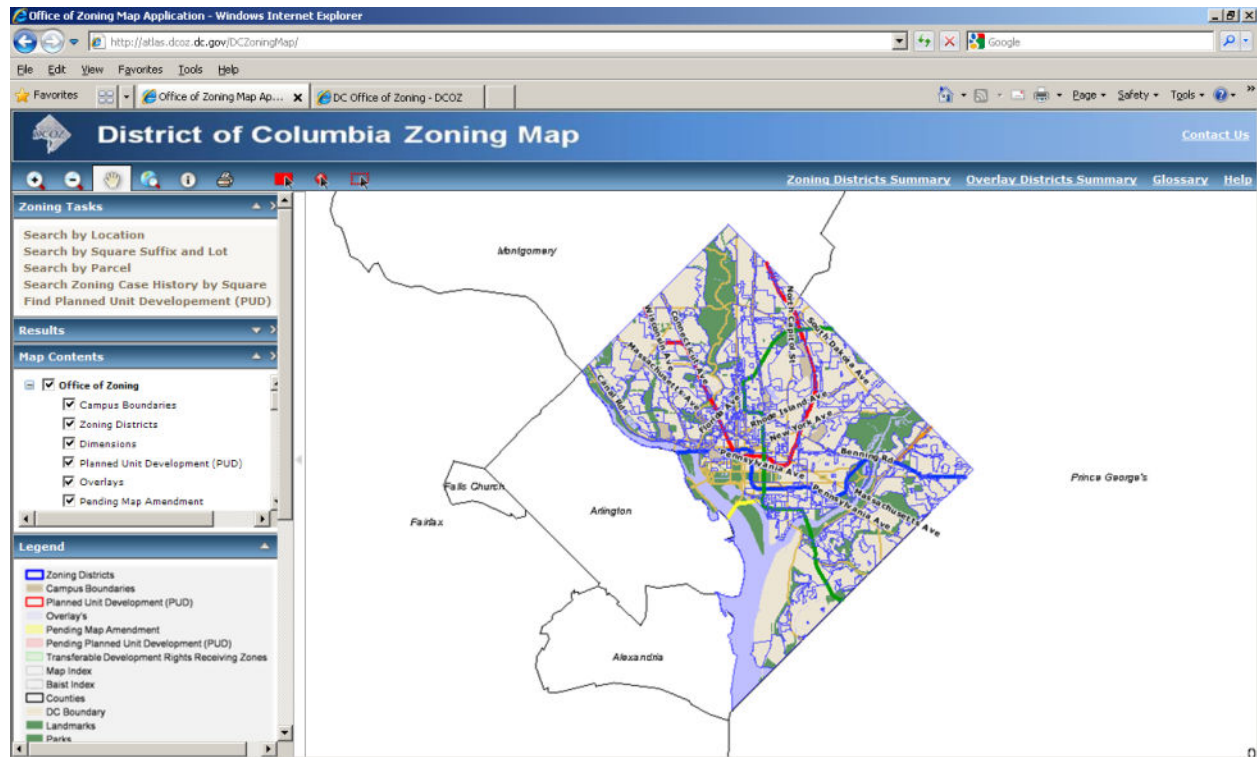


To unlock a component and move it away from its default location (commonly referred to as undocking), click on the  button in the upper right-hand corner of the window. The window will move off into the Map View; at this point, you may use the mouse to move the window to the desired location. To move the component back to the left portion of the web browser window and lock it there (commonly referred to as docking), click the  button; the window will re-align with the other component windows.



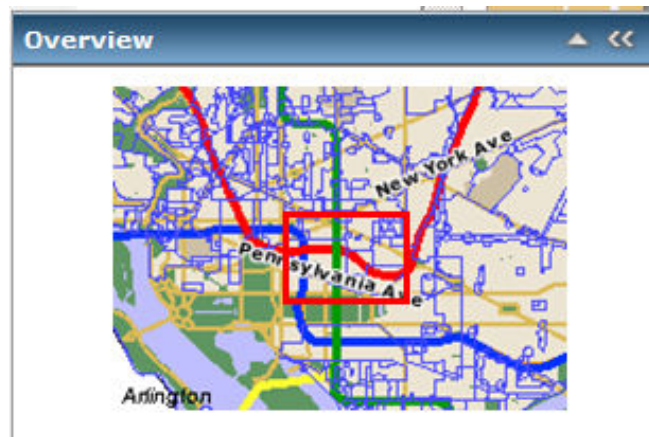
## Map View Window

The Map View Window is where the spatial data is displayed. The majority of the tools provided interact directly with the Map View.



## Overview Map

When zooming in and out of the Map View, you may become disoriented as to where you are in the map. The Zoning Map Overview helps prevent this confusion by providing an overview to orient you. A red area of interest box outlines the area shown in the Map View Window. The Zoning Map Overview is zoomed proportionally to the Map View. The further you zoom into the Map View, the further the overview area is zoomed in. When the Map View is zoomed (in or out) or panned, the Zoning Map Overview automatically refreshes to reflect the changes.



Through the Zoning Map Overview component, you may adjust the data shown in the Map View Window by manually moving the area of interest box. With your mouse, left-click on the area of interest box and drag it to the desired location. When you release the mouse button, the Map View will be refreshed to show the area within the area of interest box.



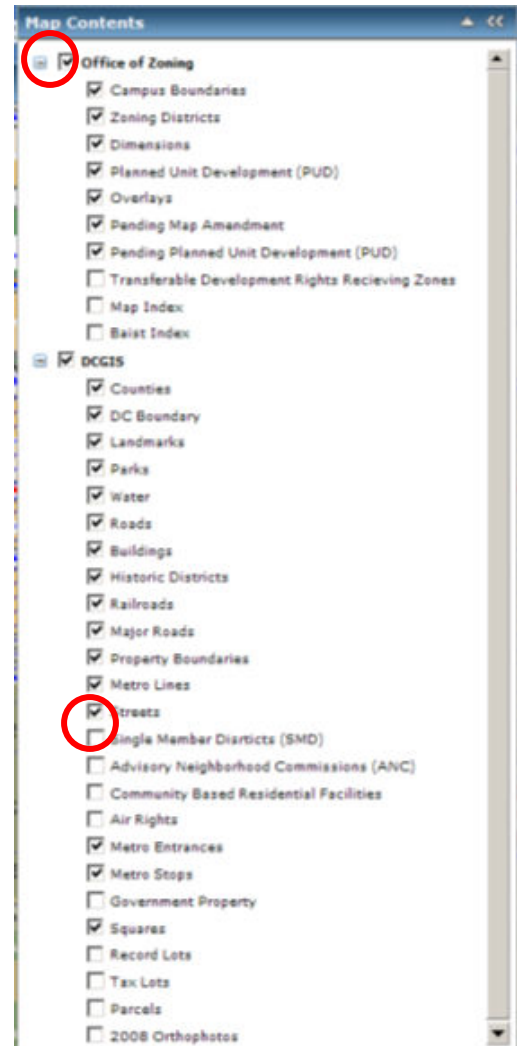
## Map Contents

The Map Contents component lists the layers that are available to be shown in the Map View Window. The Map Contents is a legend categorized by data type or source. The plus/minus signs next to the legend categories allow you to expand and collapse the legend for ease of use.

The checkboxes next to the legend categories and layer names allow you to control the visibility of the layer. If the checkbox is checked for a specific layer, the layer is visible in the Map View Window.

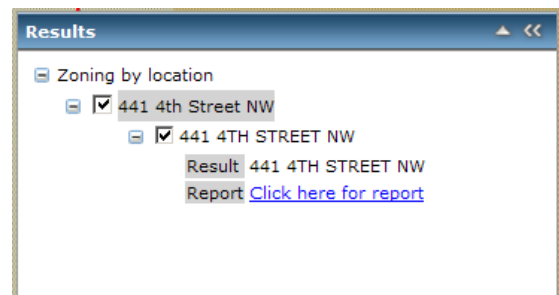
NOTE: To prevent extensive draw time, some layers have a scale restriction on their visibility. The Record Lots layer, for instance, is not visible until you zoom into the Map View. The checkbox next to the legend categories controls the visibility for all layers listed beneath that category. For instance, if the DC Atlas category is checked off, none of the layers listed below it (e.g., buildings, tax lots, railroads) will be visible regardless of whether these individual layers are checked.

When visibility changes are made to the legend, the DC Zoning Map will automatically refresh the Map View Window.



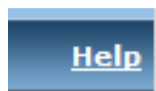
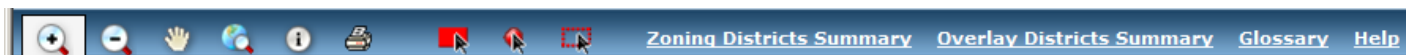
## Results

The DC Zoning Map contains tools and tasks that query the data and provide information to the user. The query results of these tools are displayed in the Results component. Additional information regarding the specific tool/task outputs are discussed in the Toolbar and Zoning Task sections of this document.



## Toolbar

The toolbar contains your primary navigation features and several query tools.



### *Help*

The help button will launch this User Guide.



### *Zoom In*

The Zoom In tool helps you to navigate the Map View Window by moving in closer to a desired area. To zoom into a specific area, select the Zoom In tool, left-click in the Map View, hold, and drag the cursor diagonally to form a box around the area you wish to zoom in to. Release the mouse button and the map will zoom into that defined area. To incrementally zoom in, select the Zoom In tool and click once in the Map View.



### *Zoom Out*

The Zoom Out tool helps you to navigate the Map View Window by moving further out of the existing map extents so that you can see a greater portion of the map area. To zoom out of a specific area, select the Zoom Out tool, left-click in the Map View, hold, and drag the cursor to form a box around the area you wish to zoom out to. Release the mouse button and the map will zoom out so that the current extents of the map fit into the box you drew; the smaller the box, the more the Map View will zoom out. To incrementally zoom out, select the Zoom Out tool and click once in the Map View.



### *Pan*

The Pan tool allows you to navigate to a new desired location in the map while maintaining your current map scale. Click the Pan tool, left-click, and hold while dragging the mouse toward the new desired location on the map.



### *Full Extent*

The Full Extent tool displays the entire map of the District of Columbia in the Map View Window. Regardless of the current Map View scale, when you click the Full Extent tool, the map will be zoomed to its full extent.



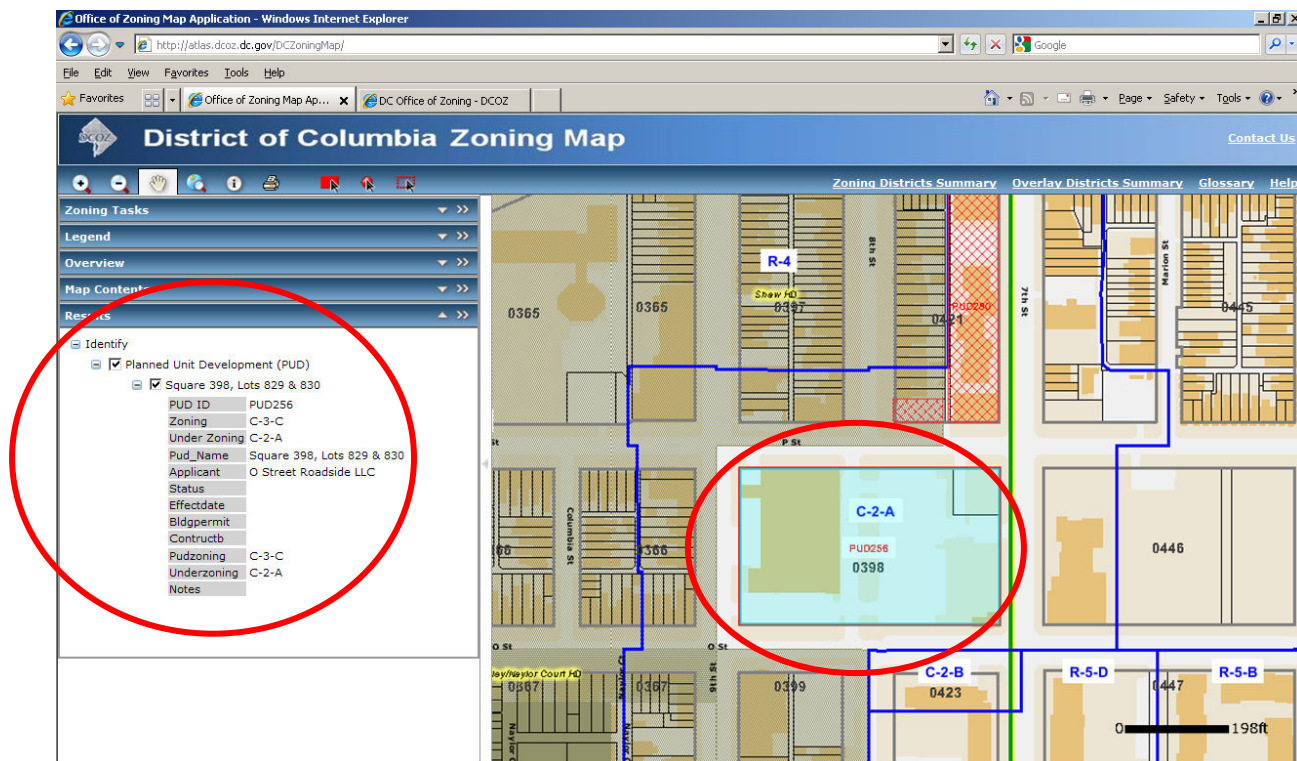
### *Identify*

The Identify tool allows you to view attribute information for a particular spatial feature. Clicking the Identify tool adds the Identify Layer list to the toolbar.

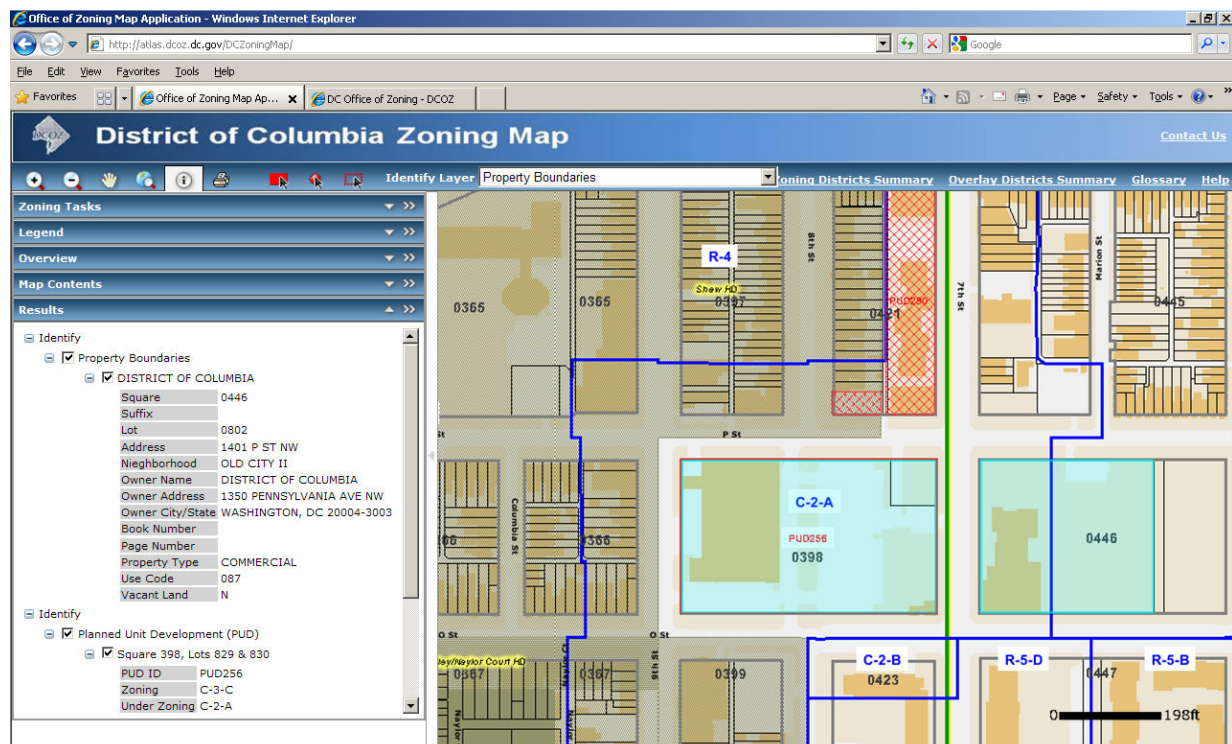
Click on the Select Layer arrow to show the list of available layers. Select the layer of interest (use the scroll bar if necessary).



Using the mouse, left-click on the feature in the Map View Window that you are interested in identifying. The feature is selected (highlighted in cyan), and the feature's attribute data is shown in the Results component of the DC Zoning Map. For instance, in the example below, you can see that the Applicant for the selected PUD feature is "O Street Roadside LLC." NOTE: You should use the scroll bars on the component to view all of the result content.



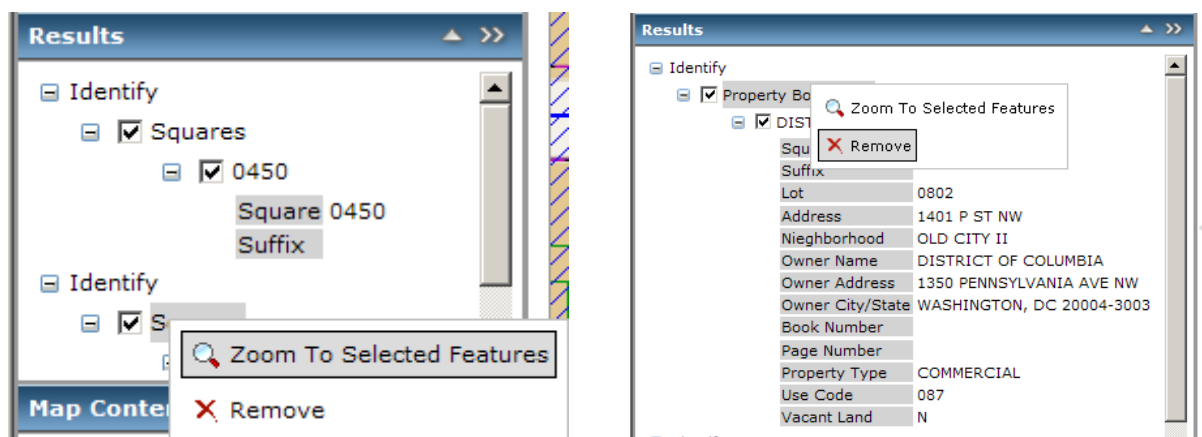
You can identify additional features without removing the results of the previously identified feature. For example, in the following image, you can see that Property Boundaries 0446 0802 was identified after PUD.





To easily move back to a previously identified feature, **right-click** on the identify results for the desired feature and select the Zoom to Selected Features option. The Map View will zoom to the spatial extents of the feature.

When the Identify results are no longer of use to you, remove them by right-clicking on the text and selecting the Remove option. The results will be removed, and the feature will be unselected.



## Print Map

The Print Map tool allows you to print the map displayed in the Map View Window. When you click the Print Map tool, a new window containing the data from the Map View at its current extent is opened. From this window, you can print the Map View without also printing the extraneous components (e.g., toolbar, tasks). Additionally, the web browser's Print window is automatically opened.







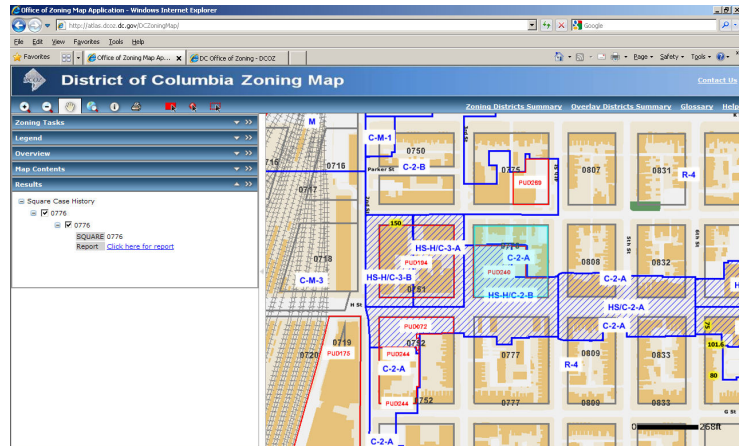




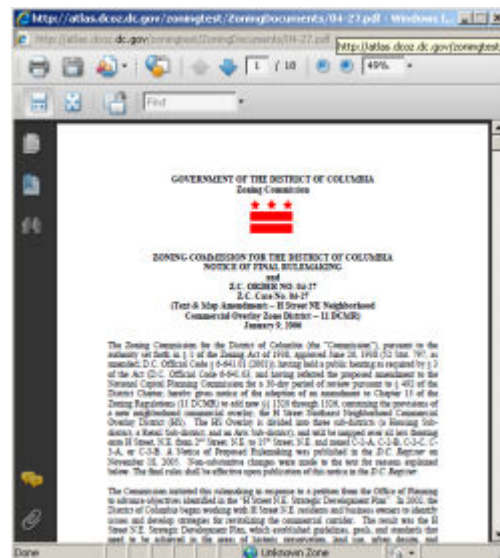
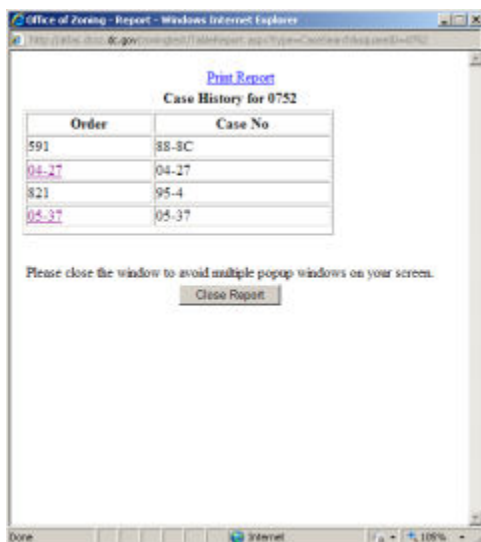
## Zoning Case History Report by Square

The Zoning Case History Report by Square tool searches the database for all zoning cases and orders related to the selected square. Select the Zoning Case History Report by Square tool and click on the desired square in the Map View Window. The tool highlights the square and places a reference to the results report in the Results component.

Additionally, the output report will automatically open in a new web browser window. The report lists the cases and orders that relate to the selected square.

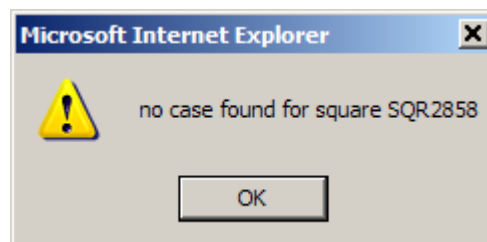


Selecting the highlighted order will open the order for your review.



The Print Report option will prompt the Print window (normally accessed via File > Print). If you close the Report window and would like to revisit the results, you may do so by clicking on the “Click here for report” option in the Results component; the report window will be re-opened. When you no longer need the results, right-click on it in the Results component and select the Remove option.

If there is no case history for the selected square in the database, you will be alerted with a message.



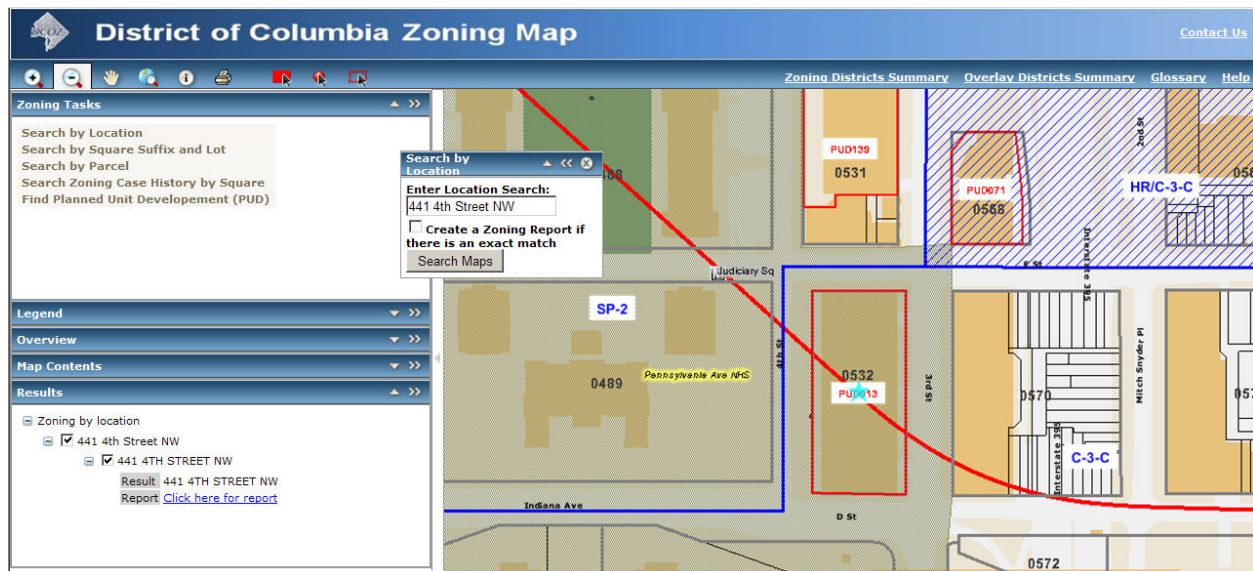
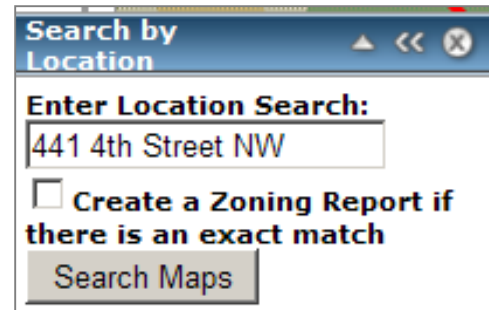


## Zoning Tasks

The Zoning Tasks component contains the primary search tools of the Zoning Map. These tools allow users to find zoning data and related information by providing certain search criteria such as address, square, and lot number. Land in the District of Columbia is divided into squares that contain lots that are unique only to the square. Below is a short discription of each tool.

### *Search by Location*

The Search by Location task allows you to search for a location by the address. If the property is found, you have the option to generate a zoning report. The zoning report contains a map of the area, the map's legend, and information about the location including the related square, lot, and zone. When you click the Search by Location task in the Zoning Tasks component of the DC Zoning Map, the Search by Location window appears on-screen. Enter the address and click the Search Maps button. You may opt to not create a zoning report by simply checking off the "Create a Zoning Report if there is an exact match" checkbox.



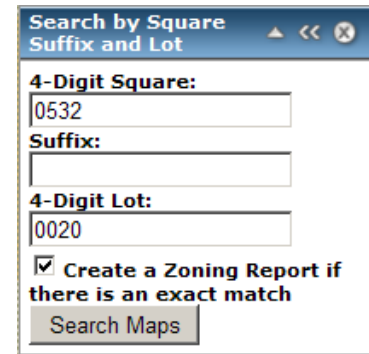
The Search by Location task highlights the address that matches the entered value and zooms the Map View to the address. The task places a reference to the results report in the Results component. If you opted to generate a zoning report, the output report will automatically open in a new window.

The Print Report option will prompt the Print window (normally accessed via File > Print). If you close the Report window and would like to revisit the results, you may do so by clicking on the "Click here for report" option in the Results component; the report window will be re-opened. When you no longer need the results, right-click on it in the Results component and select the Remove option.

If the entered location results in no matches, it will be noted in the Results component and no report will be created.

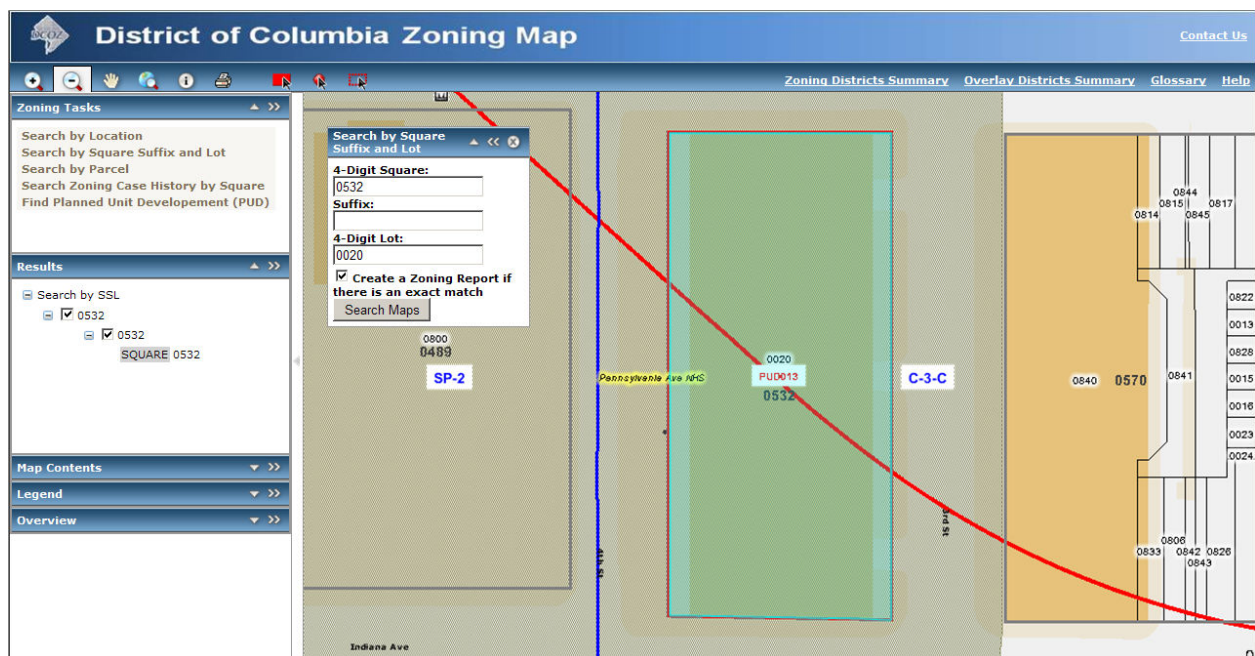
## Search by Square Suffix and Lot

The Search by Square Suffix and Lot task allows you to search for a location by square, suffix, and lot number. If the property is found, you have the option to generate a zoning report. The zoning report contains a map of the area, the map's legend, and relevant squares and other zoning information. When you click on the Search by Square Suffix and Lot task in the Zoning Tasks component of the DC Zoning Map, the Search by Square Suffix and Lot window appears on-screen. Enter the 4-digit square number and suffix (if applicable), and click the Search Maps button. You may opt to not create a zoning report by simply checking off the "Create a Zoning Report if there is an exact match" checkbox.



A screenshot of the 'Search by Square Suffix and Lot' window. It has a title bar with a close button. The window contains three input fields: '4-Digit Square:' with the value '0532', 'Suffix:' which is empty, and '4-Digit Lot:' with the value '0020'. Below these fields is a checkbox labeled 'Create a Zoning Report if there is an exact match' which is checked. At the bottom is a 'Search Maps' button.

The Search by Square Suffix and Lot task highlights the square that matches the entered values and zooms the Map View to the selected square's extents. The task places a reference to the results report in the Results component. If you opted to generate a zoning report, the output report will automatically open in a new window.

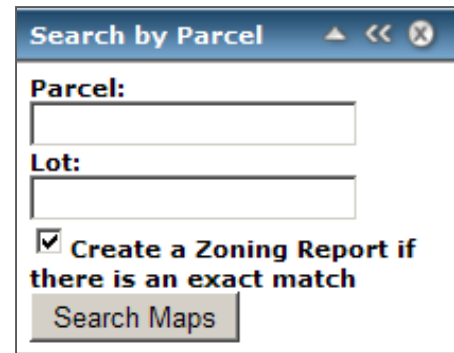


The Print Report option will prompt the Print window (normally accessed via File > Print). If you close the Report window and would like to revisit the results, you may do so by clicking on the "Click here for report" option in the Results component; the report window will be re-opened. When you no longer need the results, right-click on it in the Results component and select the Remove option.

The Search by Square Suffix and Lot task places a cyan star on the property that matches the entered values and zooms the Map View to the selected property's extents. The task also places a reference to the results report in the Results component. If you opted to generate a zoning report, the output report will automatically open in a new window.

## ***Search by Parcel***

The Search by Parcel task allows you to search for a location by its parcel number. To search for zoning information by parcel, enter the parcel number in the first box and the lot number in the second box, and then click the Search Maps button.

A dialog box titled "Search by Parcel" with a blue header bar containing a maximize icon, a double-left arrow icon, and a close icon. The main area is white and contains two text input fields. The first field is labeled "Parcel:" and the second is labeled "Lot:". Below these fields is a checkbox that is checked, with the text "Create a Zoning Report if there is an exact match" to its right. At the bottom of the dialog is a button labeled "Search Maps".

**Search by Parcel**

**Parcel:**

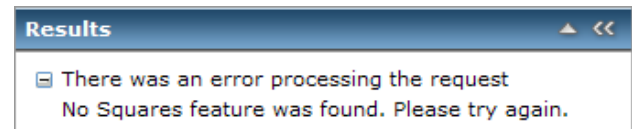
**Lot:**

☒ **Create a Zoning Report if there is an exact match**


**Search Maps**

If you search for a parcel by its parcel number only, all of the lots that correspond to that parcel number are highlighted onscreen via a cyan star; the Map View Window will be zoomed to the spatial extent of the identified parcels. Each lot will be listed in the Results component. In this situation, a report will be created for each of the highlighted parcel lots; however, the zoning reports will not automatically open in a new window even when the “Create a Zoning Report if there is an exact match” option is checked.

If the entered square or parcel results in no matches, it will be noted in the Results component and no report will be created.

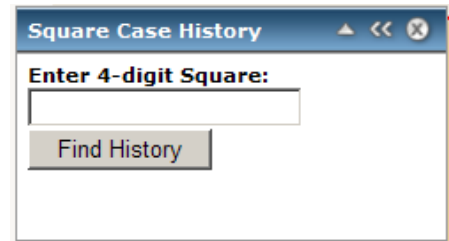
A dialog box titled "Results" with a blue header bar containing a maximize icon and a double-left arrow icon. The main area is white and contains a message box with a red "X" icon. The message text is "There was an error processing the request" followed by "No Squares feature was found. Please try again." in a smaller font.

**Results**

 **There was an error processing the request**  
No Squares feature was found. Please try again.

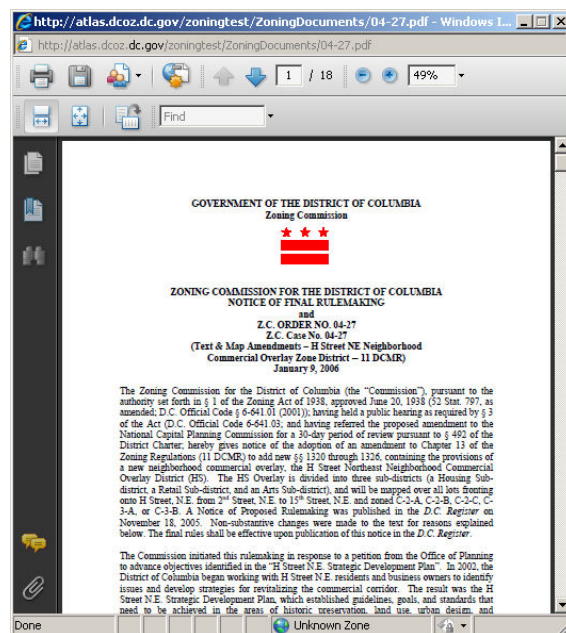
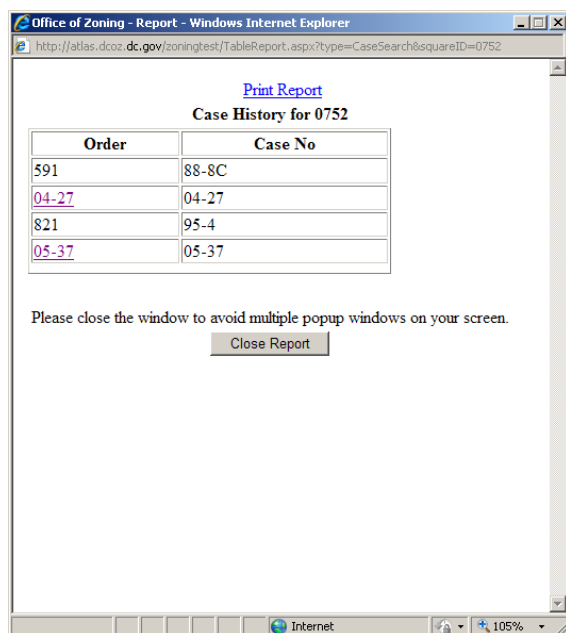
## Search Zoning Case History by Square

The Search Zoning Case History by Square task searches the database for all zoning cases and orders that have occurred for the specified square. When you click on the Search Zoning Case History by Square task in the Zoning Tasks component of the DC Zoning Map, the Square Case History window appears on-screen. Enter the 4-digit square number and click the Find History button.



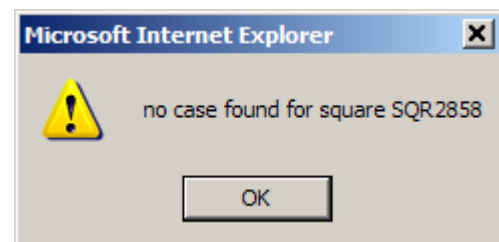
The Search Zoning Case History by Square task highlights the selected square and zooms the Map View to its spatial extents. The task places a reference to the results report in the Results component.

Additionally, the output report will automatically open in a new web browser window. The report includes a list of the zoning orders and cases that relate to the selected square. Orders highlighted in blue (or purple if previously visited) are selectable and will open the corresponding PDF order for review.



The Print Report option will prompt the Print window (normally accessed via File > Print). If you close the Report window and would like to revisit the results, you may do so by clicking on the “Click here for report” option in the Results component; the report window will be re-opened. When you no longer need the results, right-click on it in the Results component and select the Remove option.

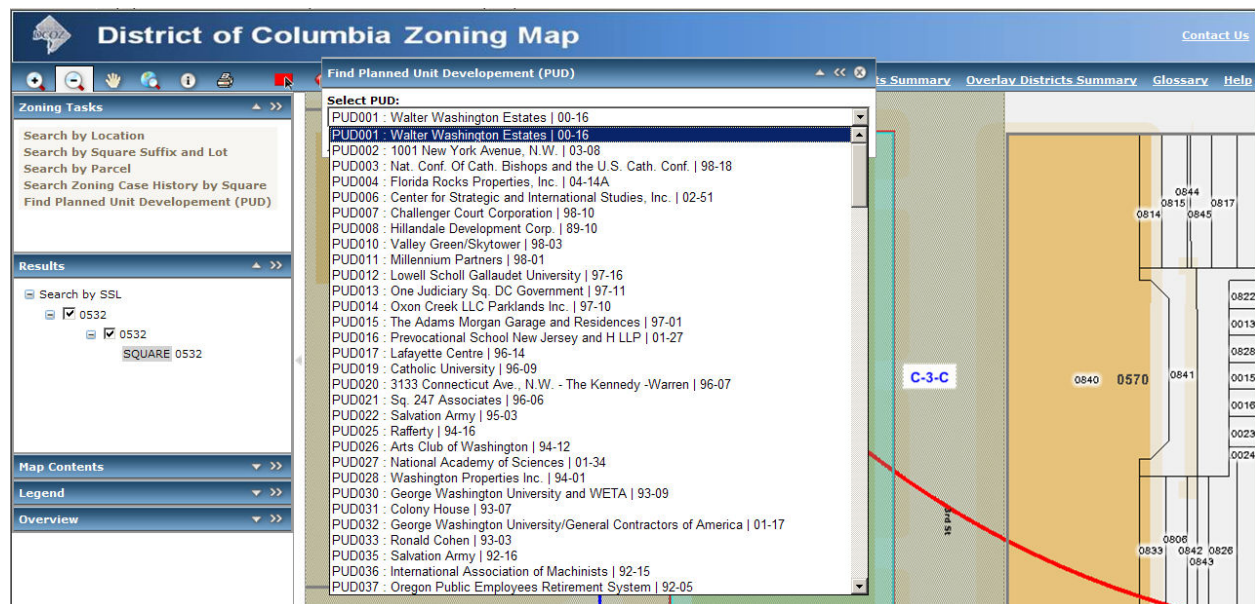
If there is no case history for the selected property square in the database, you will be alerted with a message.



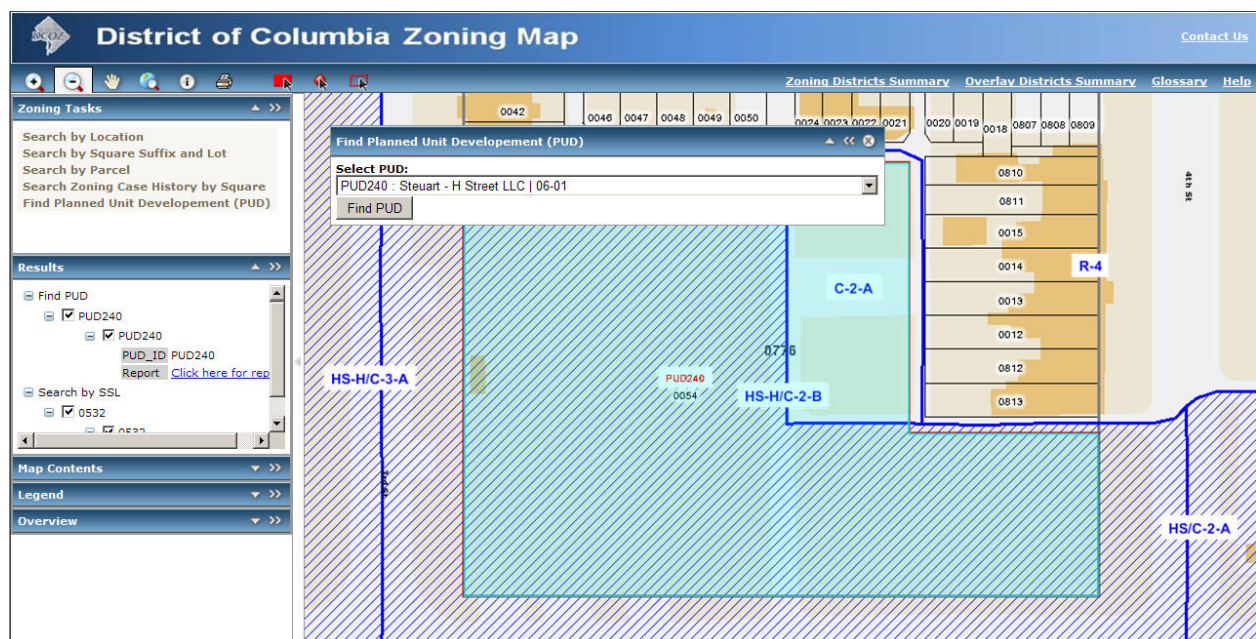


## Find Planned Unit Development (PUD)

The Find Planned Unit Development (PUD) task allows you to search the database for a PUD feature and locate it on the map. When you click on the Find Planned Unit Development (PUD) task in the Zoning Tasks component of the DC Zoning Map, the Find Planned Unit Development (PUD) window appears on-screen.



Select a PUD from the pre-populated list, and click the Find PUD button.



The Find Planned Unit Development (PUD) task highlights the selected PUD and zooms the Map View to its spatial extents. The task places a reference to the results report in the Results component.

Additionally, the output report will automatically open in a new web browser window. The report includes the name, status, and effective date of the PUD as well as related PUD order(s).

**District of Columbia Zoning Map**

[Print Report](#) [Close](#)

Please close the window to avoid multiple popup windows on your screen.

**PUD240**

PUD Name	Applicant	Status	EffectDate	BldgpermitDate	ContractDate	PUDZoning	UnderZoning	Notes
300 Block of H Street, N.E.	Steuart Investment Company and Steuart-H Street LLC			10/12/2009	10/12/2010	C-2-B	C-2-A	

**PUD Orders**

Order	Case Number	Order Type	PUD ID	Date of Order
<a href="#">06-01</a>	06-01	CPUD	PUD240	1/6/2006

Please close the window to avoid multiple popup windows on your screen.

The Print Report option will prompt the Print window (normally accessed via File > Print). If you close the Report window and would like to revisit the results, you may do so by clicking on the “Click here for report” option in the Results component; the report window will be re-opened. When you no longer need the results, right-click on it in the Results component and select the Remove option.

Selecting the highlighted PUD Order will launch the related order in PDF format.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
Zoning Commission

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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA**  
ZONING COMMISSION ORDER NO. 05-37  
Z.C. Case No. 05-37  
(Consolidated Planned Unit Development and Related  
Zoning Map Amendment for Station Holdings LLC at G, H, 2<sup>nd</sup>, and 3<sup>rd</sup> Streets, N.E.)  
January 14, 2008

Pursuant to notice, the Zoning Commission for the District of Columbia (the “Commission”)